

A DEVELOPMENT BY

**Stirlin**



This CGI is for illustrative purposes only and the final appearance is subject to change upon commencement of construction.

**Stirlin Innovation Park, Food Enterprise Zone, Holbeach  
PE12 7FH**

#1221146/2024I

**Eddisons**

Incorporating  
**Banks Long & Co**

# STIRLIN INNOVATION PARK

FOOD ENTERPRISE ZONE, HOLBEACH, PE12 7FH



Agreement

For Sale/To Let



Detail

Industrial Units and Offices



Price/Rent

From £195,000  
From £11,800 per annum  
exclusive



Size

122 - 200 sq m  
(1,313 - 2,152 sq ft)



Location

Holbeach, PE12 7FH



Property ID

#1221146/2024I

**For Viewing & All Other Enquiries Please Contact:**



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OR OUR JOINT AGENT

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## Property

Stirlin Innovation Park is a brand new business park to be delivered by the highly regarded regional developer Stirlin. It is located in a prominent position within the South Lincolnshire Food Enterprise Zone (FEZ).

The development will accommodate 4 hybrid units consisting of first floor office space along with a workshop on the ground floor. WCs will be available on each floor. The remaining 8 units will be solely workshop space with a mixture of 5.15m - 6.45m eaves, also with WCs. All units will have roller shutters which are 3.61m in width and 3.15m in height.

The 12 units will be newly built and finished to a high specification consisting of a steel portal frame, insulated brick/block walls which will be covered by a corrugated sheet clad roof. The offices will have carpeted floor, suspended ceilings with inset lighting and air conditioning.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 1 - Hybrid End Terrace	200	2,152
Unit 2 - Hybrid Mid-Terrace	200	2,152
Unit 3 - Hybrid Mid-Terrace	200	2,152
Unit 4 - Hybrid End Terrace	200	2,152
Unit 5 - Industrial Semi-Detached	181	1,947
Unit 6 - Industrial Semi-Detached	181	1,947
Unit 7 - Industrial End Terrace	122	1,313
Unit 8 - Industrial Mid-Terrace	122	1,313
Unit 9 - Industrial End Terrace	122	1,313
Unit 10 - Industrial End Terrace	161	1,733
Unit 11 - Industrial Mid-Terrace	161	1,733
Unit 12 - Industrial End Terrace	200	2,152

## Energy Performance Certificate

Rating: TBC

## Services

We understand that mains services including water and electricity will be available for connection. Further details are available on request.

The services have not been tested and interested parties are advised to make their own enquiries to the relevant service providers.

## Town & Country Planning

We understand that the property has planning consent for uses falling within class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** South Holland District Council  
**Description:** To Be Assessed  
**Rateable value:** To Be Assessed  
**UBR:** 0.546  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The units will be available **For Sale** Freehold.

Alternatively, our clients may consider offering the units **To Let** by way of new Full Repairing and Insuring leases, for a term to be agreed.

## Price/Rent

**Unit 1 - £340,000/£20,000 per annum exclusive**

**Unit 2 - £330,000/£20,000 per annum exclusive**

**Unit 3 - £330,000/£20,000 per annum exclusive**

**Unit 4 - £340,000/£20,000 per annum exclusive**

**Unit 5 - £290,000/£17,500 per annum exclusive**

**Unit 6 - £290,000/£17,500 per annum exclusive**

**Unit 7 - £200,000/£11,800 per annum exclusive**

**Unit 8 - £195,000/£11,800 per annum exclusive**

**Unit 9 - £200,000/£11,800 per annum exclusive**

**Unit 10 - £260,000/£15,000 per annum exclusive**

**Unit 11 - £250,000/£15,000 per annum exclusive**

**Unit 12 - £320,000/£19,000 per annum exclusive**

## VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

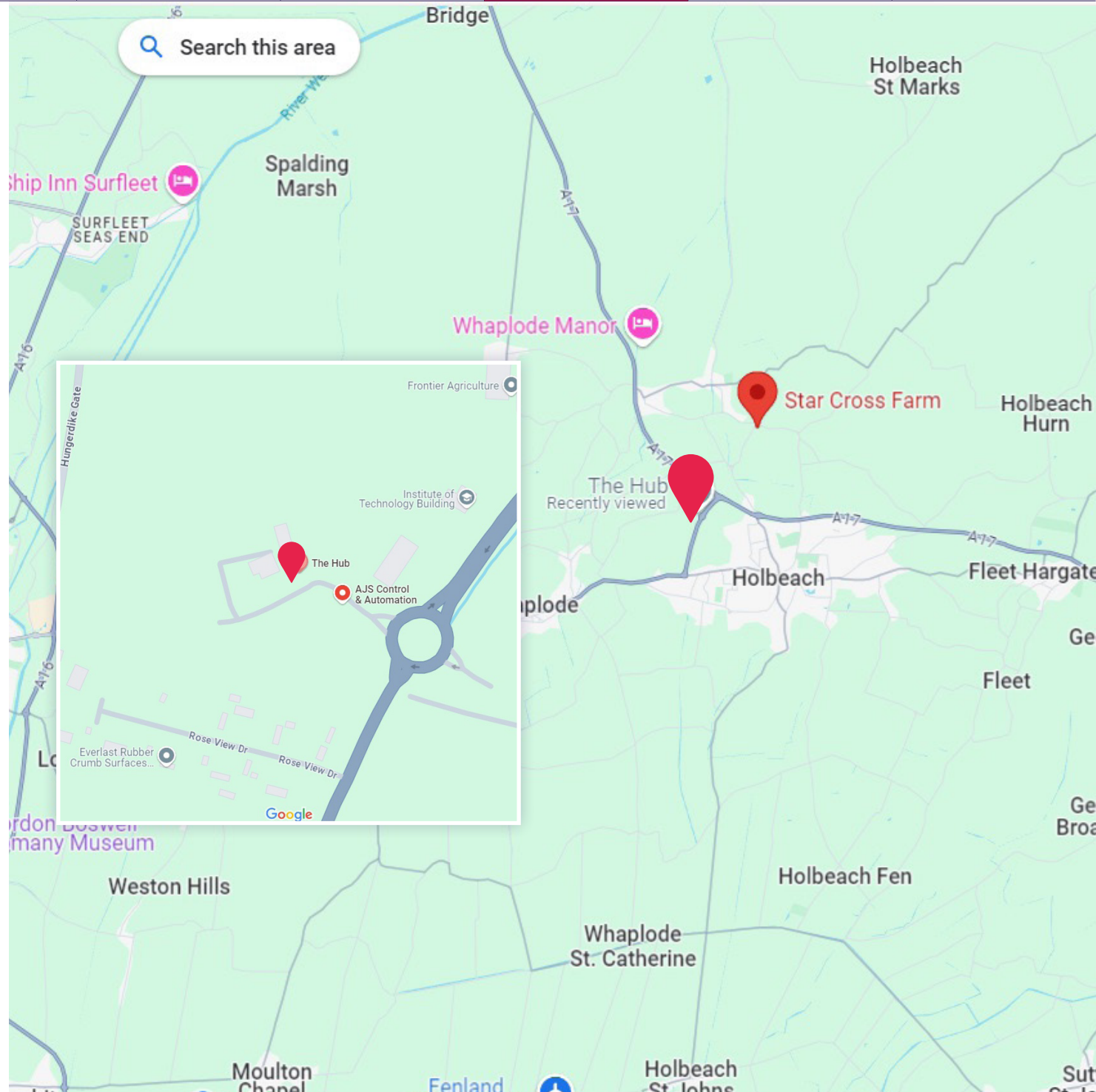
The new development is located on The South Lincolnshire Food Enterprise Zone just north of Holbeach and in the heart of The UK Food Valley.

FEZ is the ideal place for any expanding business linked to the agricultural industry due to the central location within the UK Food Valley, which accounts for 30% of the vegetable and salad production in the country. The region is also the centre of major arable, poultry and meat processing sites.

FEZ hosts several private and public sector partners including the University of Lincoln who have established a key site for their Agritech department. There is also a shared 'Hub' which provides all tenants with the opportunity to host events, meetings, networking and also has business support and catering services.

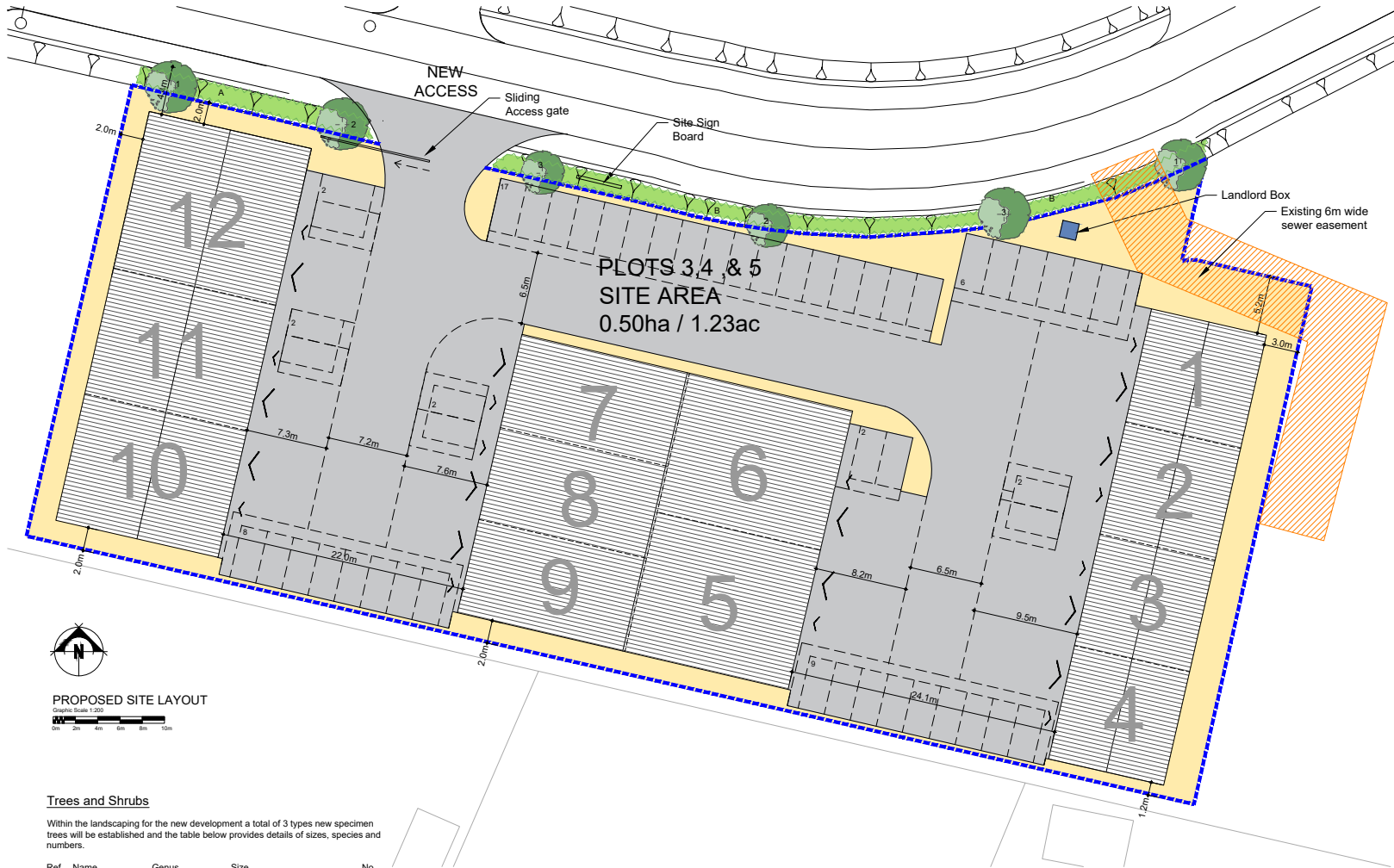
The site is strategically located at the intersection between the A17 and A151 trunk roads which provide good access to other key regional towns and cities.

Stirlin Innovation Park is circa 8 miles from Spalding and 24 miles from Peterborough, which can be accessed via a train from London in 46 minutes.









Unit No.	Size (GIA)
1	2152sq.ft.
2	2152sq.ft.
3	2152sq.ft.
4	2152sq.ft.
5	1947sq.ft.
6	1947sq.ft.
7	1313sq.ft.
8	1313sq.ft.
9	1313sq.ft.
10	1733sq.ft.
11	1733sq.ft.
12	2152sq.ft.
<b>TOTAL</b>	<b>22,059sq.ft.</b>
<b>50 No. Car Spaces</b>	

LEGEND	
	Private Area of Tarmac
	Area of Gravel
	Area of Shrubs
	Sewer Easement
	Proposed Trees
	Proposed 1.8m high mesh fencing (style TBC)



**Trees and Shrubs**

Within the landscaping for the new development a total of 3 types new specimen trees will be established and the table below provides details of sizes, species and numbers.

Ref	Name	Genus	Size	No.
1	Rowan	Sorbus acuparia	1.5 / 1.8m small standard	2
2	Alder	Alnus glutinosa	1.5 / 1.8m small standard	2
3	Birch	Betula pendula	1.5 / 1.8m small standard	2

The trees are to be pit planted into excavations not less than 500x500x500mm to provide sufficient space for the root-ball of the standard tree. The sides and base of the planting pit will be forked to improve drainage. The tree will be placed in the planting pit with good quality planting compost and held in place using a low stake for support with a single tie approximately 300mm above ground. After planting the soil will be gently firmed and levelled with additional compost and the tree will be watered in. Planting will not take place during severe weather conditions or when there is a frost or snow on the ground. The planting of the trees should take place in the first suitable planting season following completion of construction works, ideally during the dormant winter season.

Shrubs shall be planted in pits 300x300x400mm, and the backfill shall include 3 ltrs of peat free compost, where 2 or more shrub spaces are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.

Planting beds to receive 75mm depth pulverized bark mulch. ensure the top of mulch layer is 15mm below adjacent pavement or other surfaces to prevent spillage.

Areas A & B = 58m2 Density 3/m2	Name	No.
	Lonicera Baggesen's Gold	35
	Prunus Otto Luyken	35
	Viburnum Tinus	35
	Corbus Alba	35
	Philadelphus Belle Etoile	35

Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.

**Planting Notes**

Topsil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsil must be BS3882:2007 compliant and existing topsil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet/waterlogged conditions.

Herbicide and cultivation: Topsil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the control of pesticide regulations 1986 (as amended 1997 or, otherwise updated/superseded legislation) and following manufacturers instructions by qualified staff. The topsil shall then be cultivated to 150mm depth.

Planting of all plants and turf shall conform to BS:3936:1992 and BS:4428:1998. Trees are to be planted in pits 800x800x450mm. Trees to be supported by 1Nr stake (1500mm long, per tree, 600mm above ground, 75mm dia.) and 1 Nr bio-degradable tie (Agrimure soil improver and 150g Enmag (or equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within new pit.

Shrubs shall be planted in pits 300x300x400mm, and the backfill shall include 3 ltrs of peat free compost, where 2 or more shrub spaces are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5. Planting beds to receive 75mm depth pulverized bark mulch. ensure the top of mulch layer is 15mm below adjacent pavement or other surfaces to prevent spillage.

Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers. All trufed/seeded areas to be cultivated and leveled as required removing any stones, rubble, subsoil, general construction waste. Bare-root shrubs to be planted between mid-November and mid-March dependant upon the planting season.

**Aftercare Management**

The landscaped grassland areas within the development will be managed by seasonal mowing. These grassland areas will be cut two at least two times each year and the cuttings will either be left to lie or removed for composting as appropriate. If any noxious weeds or invasive species establishes within the grassland areas or within the shrubs planted areas these specific locations will be spot treated with a translocated herbicide applied by spray to eliminate these.

Any tree or hedgerow plant established within the landscaped areas which fails to establish or becomes diseased or damaged within a period of seven years after planting will be replaced. All replacement stock will be plants of similar size and species to the original specification and will be planted in the next planting season.

At a suitable time during the first spring period after planting the new trees and shrubs, an application of herbicide will be carefully applied by a landscape contractor around the base during the first growing season to eliminate any surviving weed competition and assist the shrubs to establish and maintain healthy growth and vigour. Application of herbicide will be carried out on an annual basis in spring throughout the five year aftercare period to restrict weed growth and assist the establishment of the planted stock.

Tree ties and stakes used to support trees will be checked each year and adjusted as necessary. If, on the completion of the five year aftercare period, the stakes are considered to be unnecessary and the trees can support themselves, these stakes and ties will be removed and the stake holes filled with coarse granular material to assist with water and air infiltration to the root bole of the tree.

The hedgerow will have rabbit guards and canes fitted and these will be checked annually and replaced / straightened where necessary. It is anticipated that the hedgerow will not need any cutting for the first four years after planting whilst it starts to establish. However from year 5 until year 7 of the aftercare period the hedgerow will be trimmed to 1m height and spread to help this to thicken and create dense growth. Any gaps will be identified and filled with new planting during the aftercare period.

ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED

REV.	DATE	DESCRIPTION
B	7.7.22	Revisions in accordance with client comments dated 6.7.22
C	17.7.22	Layout revised to accord with Topo survey
D	22.9.22	Existing Easement shown
E	15.11.22	Revisions in accordance with client comments dated 14.11.22
F	17.11.22	Revisions in accordance with client comments dated 16.11.22

PLANNING APPLICATION



client  
**Stirlin**  
project  
PLOT 3, 4, & 5  
SOUTH LINGS FOOD ENT. ZONE  
HOLBEACH

drawing  
PROPOSED SITE LAYOUT  
LANDSCAPING & BOUNDARY DETAILS

scale  
1:100 @ A1

date  
JUNE 22

drawn  
KSC

checked

drawing no.  
8174S-PP-02

revision  
F

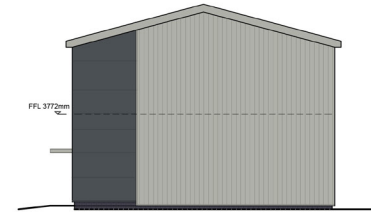
john roberts architects

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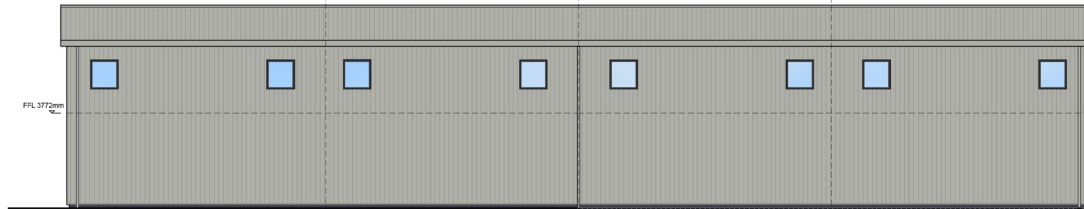
# UNITS 1-4



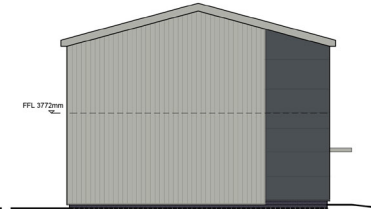
FRONT ELEVATION



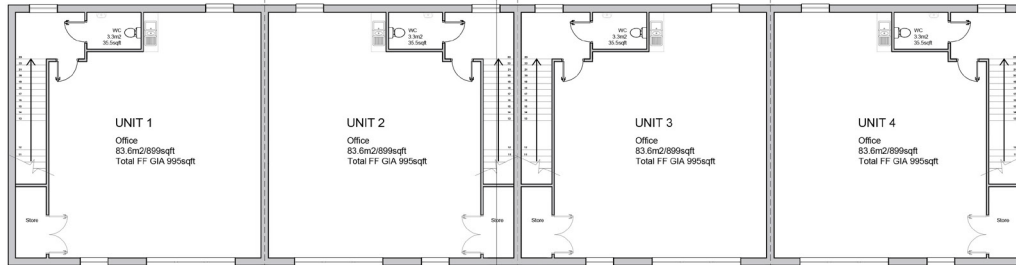
SIDE ELEVATION



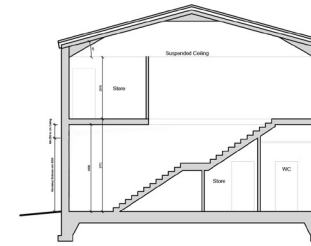
REAR ELEVATION



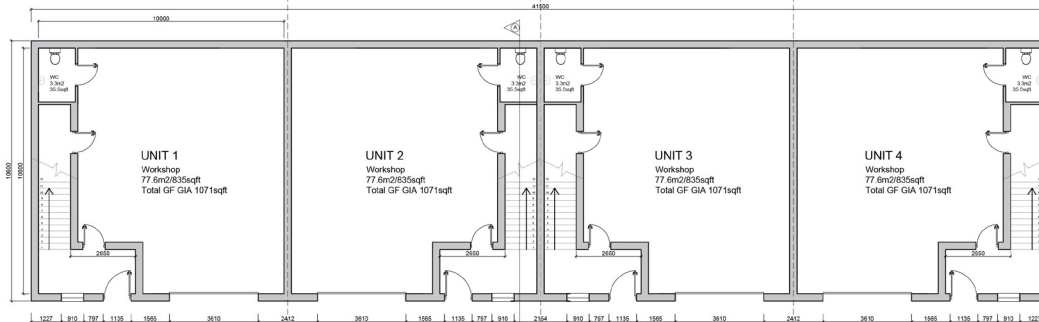
SIDE ELEVATION



PROPOSED FIRST FLOOR



TYPICAL SECTION A-A



PROPOSED GROUND FLOOR

- SCHEDULE OF MATERIALS:
- FACTORY BRICKWORK
- One course above damp proof course - Smooth blue engineering brickwork.
- CLADDING
- Front elevation and sides (part off) - Composite system horizontally
  - Side colour: Anthracite Grey (RAL 7035)
  - Rear elevation and sides (part off) - Composite system vertically side colour: Cossington grey (RAL 7038)
  - Trim: Rainings, etc. - Plastic coated metal colour to match cladding.
- ROOF
- Composite system roof panels, colour: Cossington grey (RAL 7038)
  - Gutters and downpipes - Plastic coated metal colour to match cladding.
- DOORS
- Polyester powder coated steel, colour: Anthracite Grey (RAL 7035)
  - Main entrance door to each unit to have 1000mm min. clear opening.
- WINDOWS
- Unit double glazed windows, colour: Anthracite Grey (RAL 7035)
  - Office windows to have opening elements to achieve min. 1000mm floor area ventilation.

1953 2018  
 100% COMPLIANT  
 100% COMPLIANT  
 100% COMPLIANT  
 100% COMPLIANT

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REV. DATE DESCRIPTION  
 B 17.22 Revisions in accordance with client comments dated 6.7.22  
 C 15.11.22 Revisions in accordance with client comments dated 14.11.22

PLANNING APPLICATION

client **Stirlin**

project  
 PLOT 3, 4, & 5  
 SOUTH LINGS FOOD ENT. ZONE  
 HOLBEACH

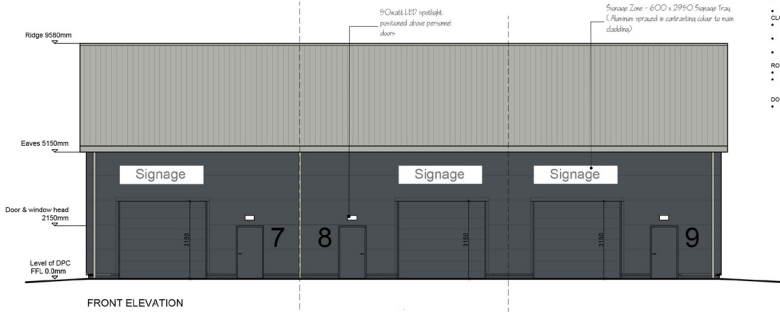
drawing  
 UNITS 1-4  
 PROPOSED FLOOR PLANS &  
 ELEVATIONS

scale 1:100 @ A1 date JUNE 22

drawn checked  
 KSC

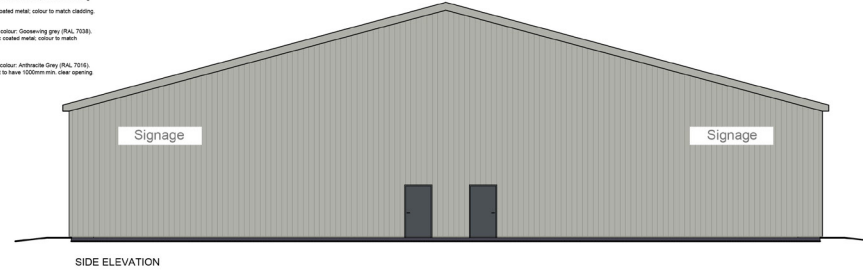
drawing no. revision  
 8174S-PP-03 C

# UNITS 5-9

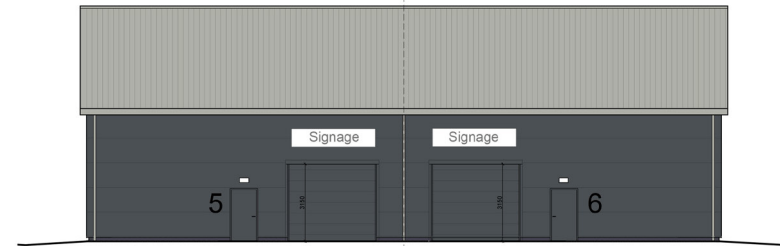


FRONT ELEVATION

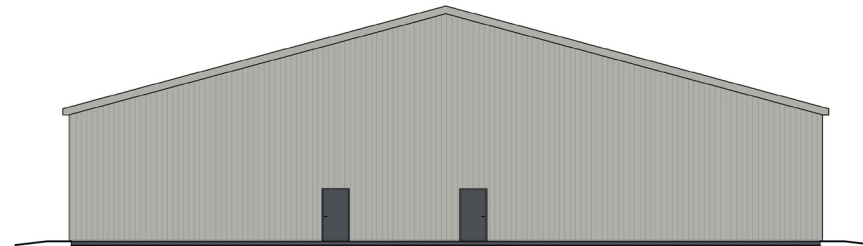
- SCHEDULE OF MATERIALS:**
- FACED BRICKWORK:**
- One course above damp proof course - Smooth blue engineering brickwork.
- CLADDING:**
- Composite system horizontally laid to front, colour: Attracta Grey (RAL 7016)
  - Composite system vertically laid to sides & rear, colour: Greenwing grey (RAL 7035)
  - Trim, fascings, etc. - Plastic coated metal, colour to match cladding.
- ROOF:**
- Composite system roof panels, colour: Greenwing grey (RAL 7035)
  - Gutters and downpipes - Plastic coated metal, colour to match cladding.
- DOORS:**
- Polyester powder coated steel, colour: Attracta Grey (RAL 7016). Main entrance door to each unit to have 1000mm clear opening.



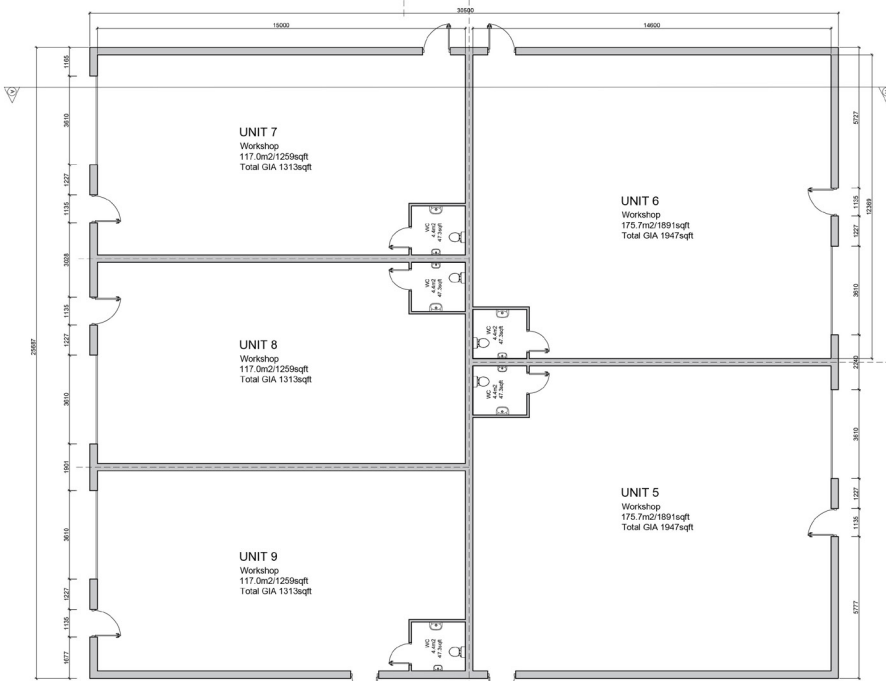
SIDE ELEVATION



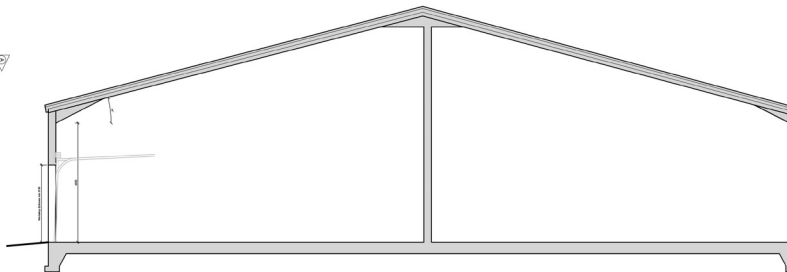
FRONT ELEVATION



REAR ELEVATION



PROPOSED GROUND FLOOR



TYPICAL SECTION A-A

ALL DIMENSIONS AND SETTINGS SHOWN ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED

REV.	DATE	DESCRIPTION
B	17.22	Revisions in accordance with client comments dated 6.7.22
C	15.11.22	Revisions in accordance with client comments dated 14.11.22

PLANNING APPLICATION

client **Stirlin**

project  
PLOT 3, 4, & 5  
SOUTH LINGS FOOD ENT. ZONE  
HOLBEACH

drawing  
UNITS 5-9  
PROPOSED FLOOR PLANS & ELEVATIONS

scale  
1:100 @ A1

date  
JUNE 22

drawn  
KSC

checked

drawing no.  
8174S-PP-04

revision  
C

john roberts architects

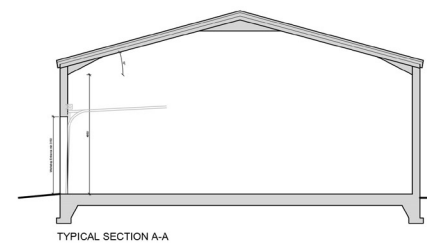
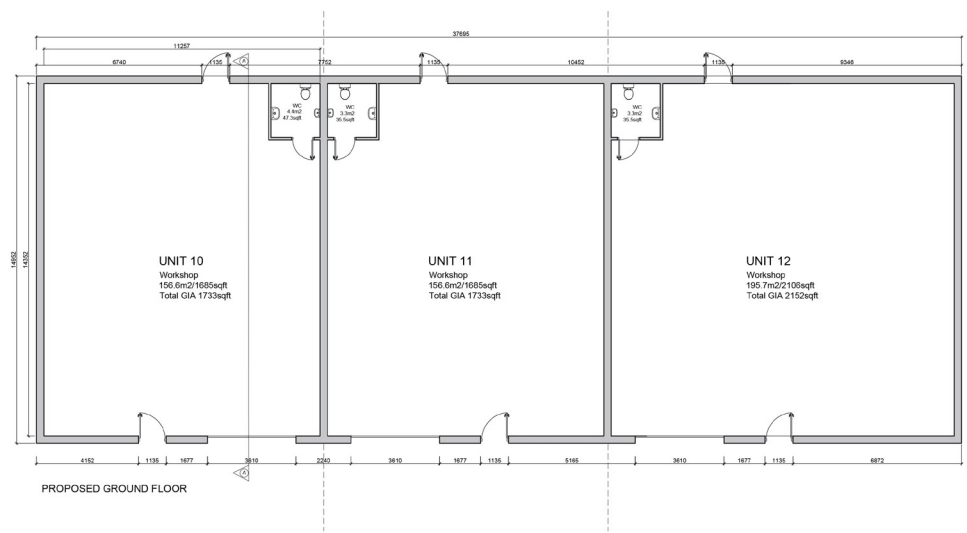
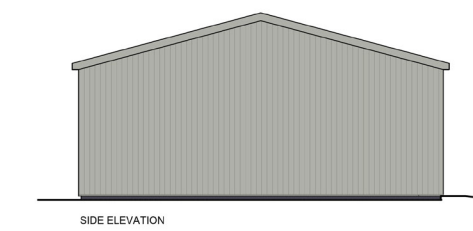
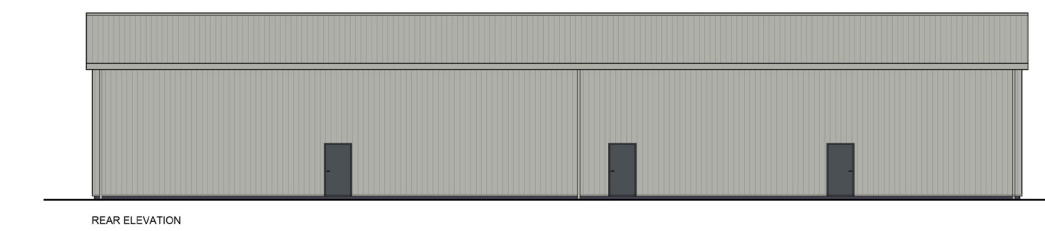
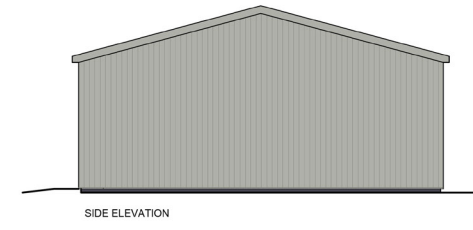
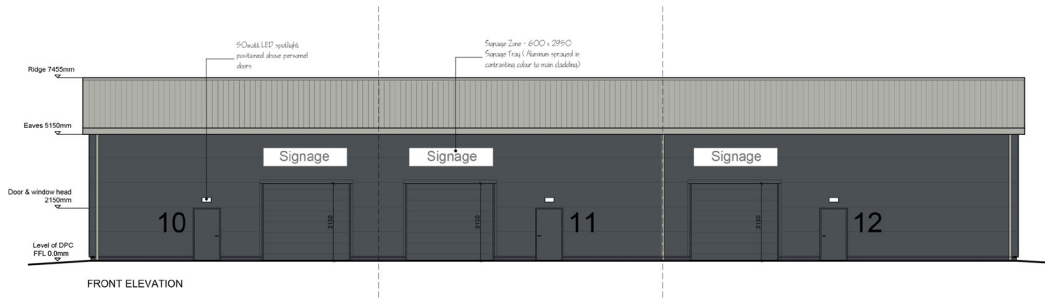
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# UNITS 10-12



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REV.	DATE	DESCRIPTION
B	17.12	Revisions in accordance with client comments dated 6.7.22
C	15.11.22	Revisions in accordance with client comments dated 14.11.22



- SCHEDULE OF MATERIALS:**
- FACIAD BRICKWORK:**
    - One course above damp proof course - Smooth blue engineering bricks.
  - CLADDING:**
    - Complete system horizontally, both to front, colour: Anthracite Grey (RAL 7016)
    - Complete system vertically, east to west & rear, colour: Coalbrook Grey (RAL 7028)
    - Trim, handrails, etc. - Plastic coated metal, colour to match cladding
  - ROOF:**
    - Complete system roof panels, colour: Coalbrook Grey (RAL 7028)
    - Columns and downpipes - Plastic coated metal, colour to match cladding
  - DOORS:**
    - Polyester powder coated steel, colour: Anthracite Grey (RAL 7016)
    - Main entrance door to each unit to have 1000mm min. clear opening.

PLANNING APPLICATION

client **Stirlin**

project  
PLOT 3, 4, & 5  
SOUTH LINGS FOOD ENT. ZONE  
HOLBEACH

drawing  
UNITS 10-12  
PROPOSED FLOOR PLANS & ELEVATIONS

scale 1:100 @ A1 date JUNE 22

drawn checked  
KSC

drawing no. revision  
8174S-PP-05 C